

Spott Pest Prevention, Inc  
Assumed name:  
Barefoot Mosquito  
Control, Inc.,  
to  
The City of Austin  
(Water Line Easement)

**LEGAL DESCRIPTION FOR PARCEL 5221.20 WLE**

**DESCRIPTION OF A 0.104 ACRE (4,508 SQ. FT.) EASEMENT LOCATED IN THE JESSE WILLIAMS SURVEY NO. 62, ABSTRACT 788, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.281 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SPOTT PEST PREVENTION, INC, RECORDED DECEMBER 1, 2017 IN DOCUMENT NO. 2017190626, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.); AND FILED UNDER THE ASSUMED NAME BAREFOOT MOSQUITO CONTROL, INC., RECORDED NOVEMBER 4, 2014 IN DOCUMENT NO. 2014165726, O.P.R.T.C.TX., SAID 0.104 ACRE (4,508 SQ. FT.) EASEMENT, AS SHOWN ON THE ATTACHED SKETCH AS PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a TxDOT type II monument found on the southwest corner of Lot 2, Resubdivision of The Hudson Tract, a subdivision record in Volume 66, Page 65, Plat Records of Travis County, Texas (P.R.T.C.TX.), described as Tract 1 in a deed to Cindee J. Schieffer A/K/A Cynthia Jeanne Schieffer and Marilyne Cox A/K/A Marilyne Odell, recorded in Document No. 2017041911, O.P.R.T.C.TX., on the existing north right-of-way line of U.S. 290, a variable width right-of-way, described in a deed to the State of Texas, recorded in Document No. 2002020801, O.P.R.T.C.TX., said point being the beginning of a non-tangent curve to the left;

**THENCE** with the existing north right-of-way line of said U.S. 290, with said non-tangent curve to the left, an arc distance of 316.20 feet, through a central angle of 03°15'42", having a radius of 5,554.58 feet, and a chord that bears **S 76°07'15" E** a distance of **316.16** feet to a TxDOT type II monument found (**Grid Coordinates: N= 10,055,880.81, E= 3,066,988.41**), for the southeast corner of a called 1.197 acre tract of land, described as Tract 2 in said Document No. 2017041911 to Cindee J. Schieffer A/K/A Cynthia Jeanne Schieffer and Marilyne Cox A/K/A Marilyne Odell, same being the southwest corner of said 2.281 acre tract and the **POINT OF BEGINNING** of the easement described herein;

**THENCE N 05°14'45" E**, departing the existing north right-of-way line of said U.S. 290, with the common line of said 1.197 acre tract and said 2.281 acre tract, passing at a distance of **0.69** feet, a 1/2-inch iron rod found, and continuing for **a total distance of 15.11 feet** to a calculated point, for the northwest corner of the easement described herein, said point being the beginning of a non-tangent curve to the left, from which a 1-inch iron pipe found for the northeast corner of said called 1.197 acre tract, the northwest corner of said called 2.281 acre tract, bears **N 05°14'45" E**, a distance of **309.00** feet;

**THENCE** departing said common line, over and across said 2.281 acre tract, the following two (2) courses and distances:

With said non-tangent curve to the left, an arc distance of 1.71 feet, through a central angle of 00°01'04", having a radius of 5,539.58 feet, and a chord that bears **S 77°44'30" E** a distance of **1.71** feet to a calculated point, and

**S 78°46'09" E**, a distance of **298.84** feet to a calculated point on the east line of said 2.281 acre tract, same being the west line of a remainder of a called 3.0773 acre tract of land, described in a deed to William E. Fowler, JR. and Clarice B. Fowler, recorded in Volume 12681, Page 2284, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), and in Document No. 2010026239, O.P.R.T.C.TX., for the northeast corner of the easement described herein;



"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
FOR PARCEL 5221.20 WLE

HUDSON LOOP  
(50' R.O.W.)  
WESTOAKS RESUBDIVISION  
VOL. 12, PG. 38  
P.R.T.C.TX.

J.P. JOHANNESSEN  
SURVEY NO. 648,  
ABSTRACT NO. 454



GRAPHIC SCALE  
SCALE 1" = 50'  
TRAVIS COUNTY, TEXAS

CINDEE J. SCHIEFFER  
A/K/A CYNTHIA JEANNE SCHIEFFER  
AND MARILYNE COX  
A/K/A MARILYNE ODELL,  
(TRACT 1) LOT 2  
DOC. NO. 2017041911  
O.P.R.T.C.TX.

JESSE WILLIAMS  
SURVEY NO. 62,  
ABSTRACT NO. 788

TCAD PARCEL I.D NO. 315296

SPOTT PEST PREVENTION, INC  
RECORDED DECEMBER 1, 2017  
CALLED 2.281 ACRES  
DOC. NO. 2017190626  
O.P.R.T.C.TX.  
ASSUMED NAME: BAREFOOT MOSQUITO  
CONTROL, INC.  
RECORDED NOVEMBER 4, 2014  
DOC. NO. 2014165726  
O.P.R.T.C.TX.

RESUBDIVISION TRACT  
OF THE HUDSON TRACT  
VOL. 66, PG. 65  
P.R.T.C.TX.

CINDEE J. SCHIEFFER  
A/K/A CYNTHIA JEANNE SCHIEFFER  
AND MARILYNE COX  
A/K/A MARILYNE ODELL,  
(TRACT 2)  
CALLED 1.197 ACRES  
DOC. NO. 2017041911  
O.P.R.T.C.TX.

WILLIAM E. FOWLER, JR.  
AND CLARICE B. FOWLER  
REMAINDER OF A  
CALLED 3.0773 ACRE  
VOL. 12681, PG. 2284  
R.P.R.T.C.TX.  
DOC. NO. 2010026239  
O.P.R.T.C.TX.

SEE  
DETAIL "A"

PARCEL 5221.20 WLE  
WATER LINE EASEMENT  
0.104 ACRE  
(4,508 SQ. FT.)

STATE OF TEXAS  
DOC. 2002020801  
O.P.R.T.C.TX.

P.O.B.  
GRID N: 10,055,880.81  
GRID E: 3,066,988.41

(S 18°51'19" E 300.38')

EXISTING R.O.W.

SEE  
DETAIL "B"

U.S. 290  
(VARIABLE WIDTH RIGHT-OF-WAY)  
TXDOT CSJ NO. 0113-08

STATE OF TEXAS  
VOL. 1611, PG. 98  
D.R.T.C.TX.

JOB NUMBER: 1019051384  
DATE: 01/30/2020  
SCALE: 1" = 50'  
SURVEYOR: S. BRASHEAR  
TECHNICIAN: C. GALVAN  
DRAWING: PARCEL 5221.20 WLE  
TRACT ID: 315296  
PARTY CHIEF: S. PESL  
FIELDBOOKS:



4801 Southwest Parkway  
Building Two, Suite 100  
Austin Texas, 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz

PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS  
PAGE 3  
OF 4

Texas Firm Registration No. 10064300

A

SPOTT PEST PREVENTION, INC  
 RECORDED DECEMBER 1, 2017  
 CALLED 2.281 ACRES  
 DOC. NO. 2017190626  
 O.P.R.T.C.TX.  
 ASSUMED NAME: BAREFOOT  
 MOSQUITO CONTROL, INC.  
 RECORDED NOVEMBER 4, 2014  
 DOC. NO. 2014165726  
 O.P.R.T.C.TX.

"EXHIBIT A"

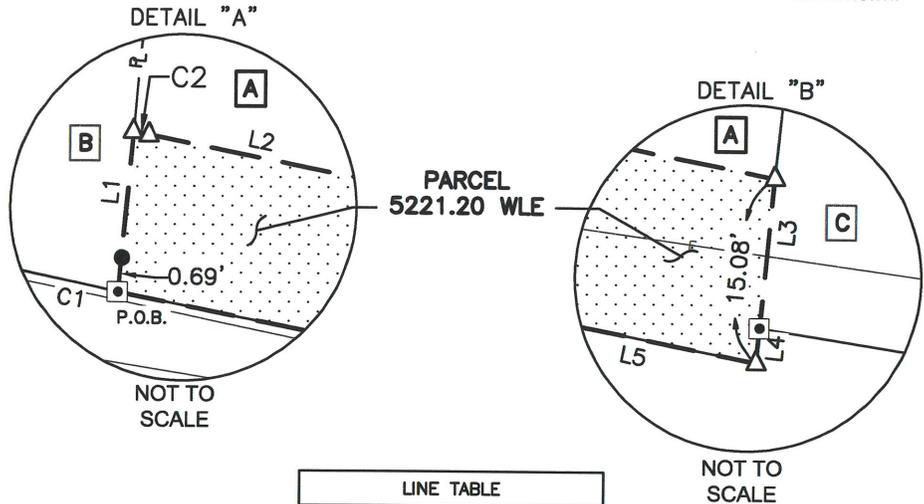
SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
 FOR PARCEL 5221.20 WLE

C

WILLIAM E. FOWLER, JR.  
 AND CLARICE B. FOWLER  
 REMAINDER OF A  
 CALLED 3.0773 ACRE  
 VOL. 12681, PG. 2284  
 R.P.R.T.C.TX.  
 DOC. NO. 2010028239  
 O.P.R.T.C.TX.

B

CINDEE J. SCHIEFFER  
 A/K/A CYNTHIA JEANNE SCHIEFFER  
 AND MARILYNE COX  
 A/K/A MARILYNE ODELL,  
 (TRACT 2)  
 CALLED 1.197 ACRES  
 DOC. NO. 2017041911  
 O.P.R.T.C.TX.



LEGEND

- P — PROPERTY LINE
- S — APPROXIMATE SURVEY LINE
- — — — — EASEMENT
- △ CALCULATED POINT
- TxDOT TYPE II MONUMENT FOUND
- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- ( ) RECORD INFORMATION

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N05°14'45"E	15.11'
L2	S78°46'09"E	298.84'
L3	S05°25'40"W	12.22'
L4	S05°25'40"W	2.86'
L5	N78°46'09"W	300.50'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°15'42"	5,554.58	316.20'	S76°07'15"E	316.16'
C2	0°01'04"	5,539.58	1.71'	S77°44'30"E	1.71'

NOTE:  
 EASEMENTS SHOWN ON THIS SKETCH ARE LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON NOVEMBER 12, 2019, EFFECTIVE OCTOBER 30, 2019 GF NO. 201902421. THERE MAY BE RECORDED OR UNRECORDED EASEMENTS NOT SHOWN HEREON THAT MAY AFFECT THE PROPERTY.

ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR 1.000065048. PROJECT UNITS ARE IN U.S. SURVEY FEET.

THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*Signature of Scott C. Brashear*

3/27/20

SCOTT C. BRASHEAR  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6660 - STATE OF TEXAS

DATE

JOB NUMBER: 1019051384
DATE: 01/30/2020
SCALE: 1" = 50'
SURVEYOR: S. BRASHEAR
TECHNICIAN: C. GALVAN
DRAWING: PARCEL 5221.20 WLE
TRACT ID: 515296
PARTY CHIEF: S. PEST
FIELD BOOKS:



4801 Southwest Parkway  
 Building Two, Suite 100  
 Austin Texas, 78735  
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 Fax: 512.326.3029  
 email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: CITY OF AUSTIN - OAKHILL EASEMENTS

PAGE 4  
 OF 4